144 Ocean Blvd

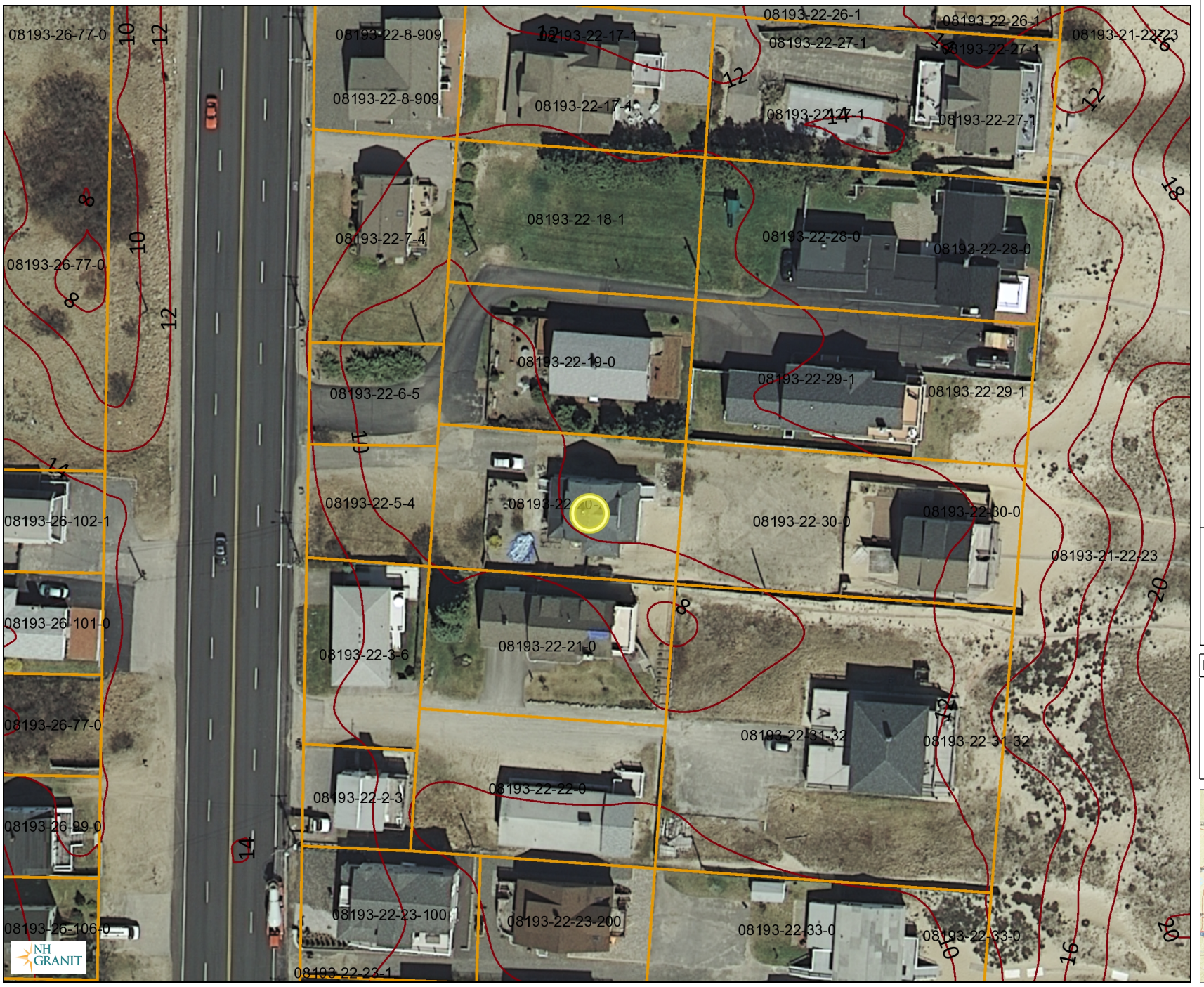
1 message

Stockton Services <stockton752@gmail.com> Thu, Sep 9, 2021 at 4:00 PM
To: tom <tomluken@comcast.net>

Tom,
I talked with Tim McGrail and heard that you had spoken with Alex Ross, with whom Tim has worked on a number of projects. I think I need to just bow out since I can't offer you everything you need, where Alex can. He is both an engineer and a land surveyor. I called him today and told him that if you hired him for this work to let me know and I would share my survey information with him. I have known Tim for years, he is experienced and you should trust his recommendation.
I told Alex I thought some state permits would not be required, and if his pricing is not itemized, that might help you, but otherwise it is what it is.
Best of luck with your herd of cats. If you go with another team, they are welcome to call me. I will share my work with any reputable and deserving surveyor.
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

Map by NH GRANIT



Legend

Parcels - polygons

- Parcel Polygons
- Attributes for Additional Lines

Map Scale

1: 779

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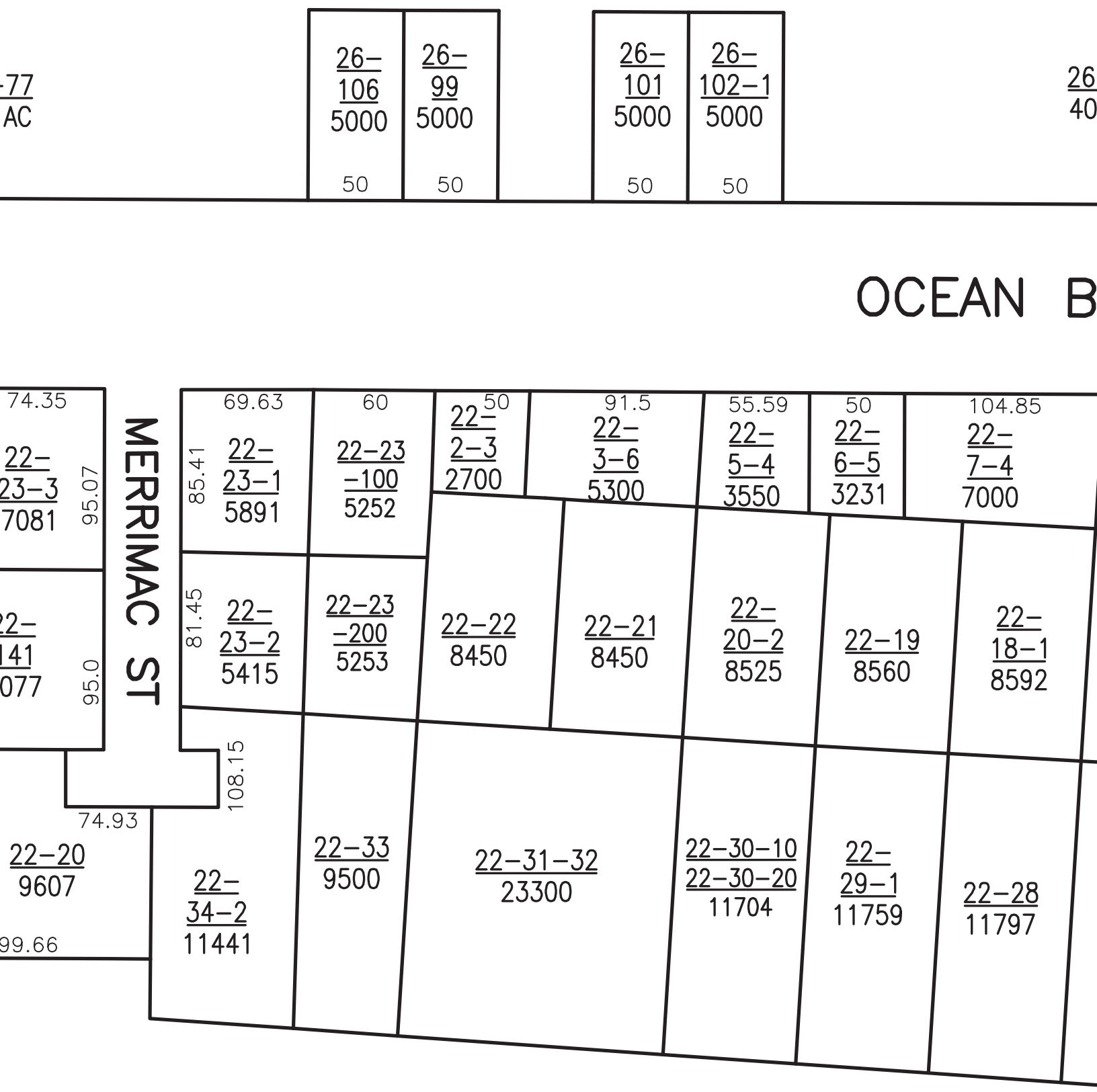
Map Generated: 8/7/2021

Notes


-77
AC
26-
106
5000
50
26-
99
5000
50
26-
101
5000
50
26-
102-1
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50
26
40
OCEAN B
74.35
22-
23-3
7081
95.07
22-
141
077
95.0
MERRIMAC ST
69.63
85.41
22-
23-1
5891
60
22-23
-100
5252
50
22-
2-3
2700
91.5
22-
3-6
5300
55.59
22-
5-4
3550
50
22-
6-5
3231
104.85
22-
7-4
7000
81.45
22-
23-2
5415
22-23
-200
5253
22-22
8450
22-21
8450
22-
20-2
8525
22-19
8560
22-
18-1
8592
108.15
74.93
22-20
9607
99.66
22-
34-2
11441
22-33
9500
22-31-32
23300
22-30-10
22-30-20
11704
22-
29-1
11759
22-28
11797

National Flood Hazard Layer FIRMette

FEMA

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/7/2021 at 11:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

D - 41200 12/04/2018 01:07:35 PM
Register of Deeds, Rockingham County
LCHIP R0A432296 25.00
PLAN 26.00

FLOOR PLANS

SCALE: 1"=10'

GRAPHIC SCALE

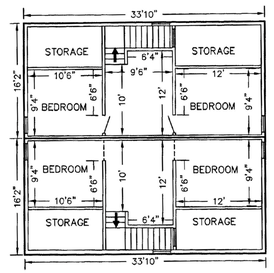
10 0 5 10 20

1 INCH = 10 FEET

I HEREBY CERTIFY THAT THIS FLOOR PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. UNITS 1 AND 2 AS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

Anne W. Bialobrzeski 3/24/17

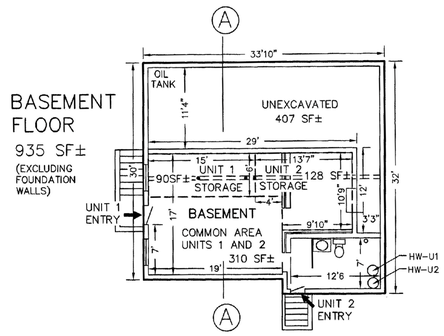
ANNE W. BIALOBRZESKI NHLLS #752 DATE

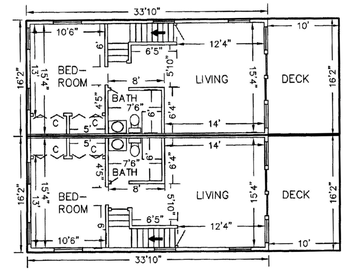


UNIT 1
548 SF±

THIRD FLOOR

UNIT 2
548 SF±



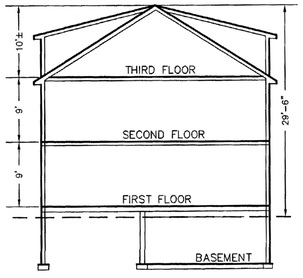


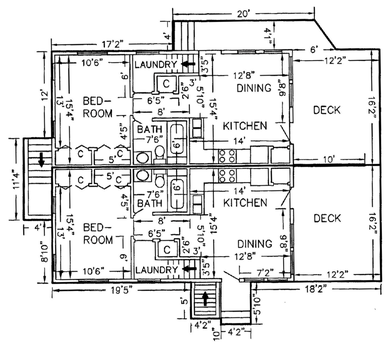
UNIT 1
708 SF±

SECOND FLOOR

UNIT 2
708 SF±

ELEVATION
A — A

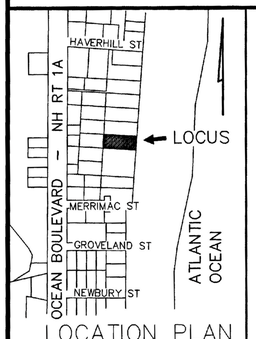




UNIT 1
874 SF±

FIRST FLOOR/ FOOTPRINT

UNIT 2
791 SF±



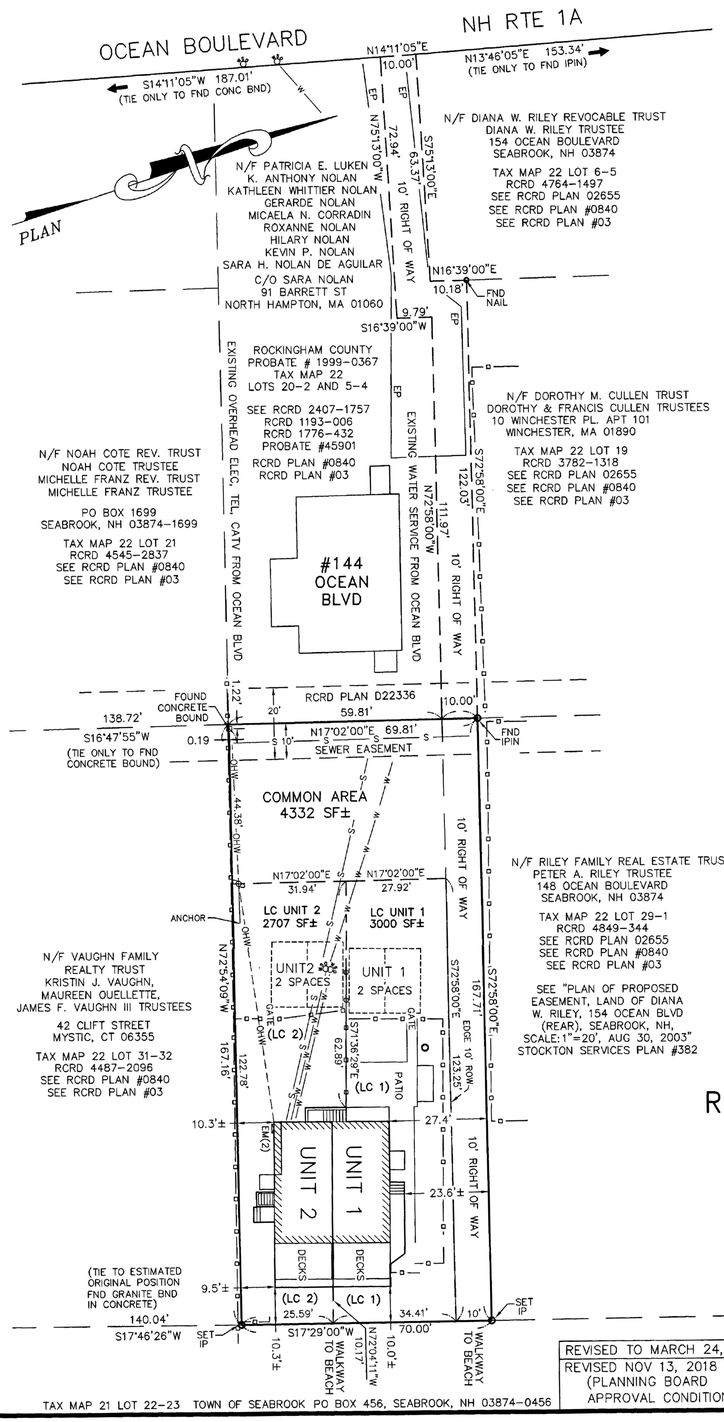
LOCATION PLAN
NOT TO SCALE

NOTES

1. ZONING CLASS:
   B1 – BEACH VILLAGE ZONE 1
   BUILDING SETBACKS: 20' FRONT, 8' SIDE & REAR
   2 FAMILY STATUS APPROVED BY SEABROOK BEACH ZONING BOARD OF ADJUSTMENT IN 2010
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL NUMBER 33015C0439E DATED MAY 17, 2005
3. SUBSURFACE UTILITY LOCATIONS ARE GENERAL ONLY AND MUST BE FIELD VERIFIED PRIOR TO ANY FUTURE SITE ALTERATIONS.
4. PARKING SPACES SHOWN ARE 10' X 18'
5. PRIMARY FIELD AND BOUNDARY SURVEY CONDUCTED IN 2010 WITH VARIOUS REVISIONS 2011–2017. 2018 REVISIONS ARE LIMITED TO CHANGES REQUIRED TO MEET PLANNING BOARD CONDITIONS OF APPROVAL.
6. UNITS 1 AND 2 WILL SHARE THE USE OF THE SOUTHERNMOST WALKWAY TO THE BEACH. NO NEW WALKWAY TO THE BEACH WILL BE ESTABLISHED AS A RESULT OF THIS CONDOMINIUM CONVERSION. (PLANNING BOARD CONDITION)
7. CHAIN OF TITLE FOR #142 AND #144 OCEAN BOULEVARD INCLUDES A 1920 CONVEYANCE SPECIFIC TO THE GRANTEE OF A RIGHT OF WAY TO THE OCEAN (RCRD 746-103). NO RECORD EVIDENCE WAS FOUND OF ANY PUBLIC OR OTHER ACCESS RIGHTS AFFECTING THE SUBJECT LAND.
8. THE 10' RIGHTS OF WAY ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT LOT AND LAND TO THE WEST ARE PRIVATE CROSS EASEMENTS BETWEEN THE OWNERS OF #142 AND #144 OCEAN BOULEVARD (RCRD 2407-1757).

REFERENCE DEEDS AND PLANS

RCRD PLAN 00260	RCRD 2732-1945	RCRD 746-103
RCRD PLAN 0858	RCRD 2407-1757	RCRD 728-399
RCRD PLAN 03	RCRD 1193-006	RCRD 676-116
RCRD PLAN 00302	RCRD 1193-001	RCRD 621-102
RCRD PLAN 02655	RCRD 1776-434	RCRD 676-116
RCRD PLAN 0840	RCRD 1776-432	RCRD 621-067
RCRD 5028-1646	RCRD 1192-496	RCRD 614-179
RCRD 3398-1095	RCRD 756-275	RCRD 601-295
RCRD 3072-0020	RCRD 759-234	RCRD 586-481
RCRD 2958-2286	RCRD 759-236	



TAX MAP 21 LOT 22-23 TOWN OF SEABROOK PO BOX 456, SEABROOK, NH 03874-0456

SITE PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

I HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. UNITS 1 AND 2 AS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

Anne W. Bialobrzeski 11/13/18

ANNE W. BIALOBRZESKI NHLLS #752 DATE

LEGEND

FND IP	FOUND IRON PIPE
SET IP	SET 3/4" IRON PIPE
—▫—▫—▫—	STOCKADE FENCE
	UTILITY POLE
—S—S—S—	SEWER LINE
—G—G—G—	GAS LINE
—W—W—W—	WATER LINE
EOP	EDGE OF PAVEMENT
OHW	OVERHEAD WIRES
LC	LIMITED COMMON
	WATER SHUT-OFF

OWNERS OF RECORD:

HELEN P. DEGEORGE FAMILY REAL ESTATE TRUST

TRUSTEES:
DIANNE D. KIEDAISCH
373 MEADOW ROAD, PORTSMOUTH, NH 03801
JANE D. MOORE
50 FLORENCE STREET, FRANKLIN, MA 02038
MICHAEL DEGEORGE
680 JACOBS ROAD, MONTPELIER, VT 05602

DEED REFERENCE: RCRD 5028-1646

FLYNN SEABROOK REALTY TRUST

TRUSTEE:
MAURA FABIANI
27 LEWIS STREET, NEEDHAM, MA 02492

DEED REFERENCE: RCRD 3677-1093

TAX MAP 22 LOT 30

LOT AREA: 11,704 SF±

SEABROOK PLANNING BOARD

DATE: 12/4/18

SITE AND FLOOR PLANS

ROUND ROCK CONDOMINIUM

142 OCEAN BOULEVARD

SEABROOK, NH

TAX MAP 22 LOT 30

HELEN P. DEGEORGE FAMILY REAL ESTATE TRUST
FLYNN SEABROOK REALTY TRUST

SCALE: AS NOTED FEBRUARY 25, 2011

LIMITED REVISION NOV 2018 (SEE NOTE 5)

STANDARD URBAN PROPERTY SURVEY

PREPARED BY
STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
603 929-7404

REVISED TO MARCH 24, 2017
REVISED NOV 13, 2018 (PLANNING BOARD APPROVAL CONDITIONS)

560

D-41200